

ADAMS COUNTY
BOARD OF ADJUSTMENT
MONTHLY MINUTES:
May 8, 2013

An on-site was performed on Wednesday May 8, 2013 at 8:45 A.M. at the Mark & Laura Shaw property, located at 309 Freedom Road in the Town of Jackson, Adams County, Wisconsin. The purpose of the on-site was to better evaluate a request for a variance to setbacks in a Shoreland area. Present at the on-site were members: Cathy Croke, Bob Donner, Tom Feller and Bob Benkowski. Also present were Phil McLaughlin, Zoning Administrator; Cathy Allen, Recording Secretary; Mark Shaw, owner and Jason Stroede, Building Contractor. The Board viewed the property and proceeded to the Courthouse in Friendship to conduct Public Hearings as noticed.

Cathy Croke made a motion to allow Bob Donner to Chair the meeting in the absence of both the Chair and Vice-Chair. Bob Benkowski seconded the motion. All in favor. Motion carried.

Bob Donner called the Adams County Board of Adjustment meeting to order at 10:00 A.M. with the following members present; Cathy Croke, Secretary Bob Benkowski and Tom Feller. Bob Beaver was excused. Others present were: Phil McLaughlin, Zoning Administrator and Cathy Allen Recording Secretary. Was this meeting properly announced? Phil McLaughlin stated that it was. Public Hearings: Mark & Laura Shaw – Tabled Variance request under Section 3-4.01 (A) of the Adams County Shoreland, Wetland & Habitat Protection Ordinance & Section 3-4.01 of the Adams County Comprehensive Zoning Ordinance to allow a deck addition to be 7' closer to the Ordinary High Water Mark than the 65' allowed by setback averaging and a Variance to Section 10-4A.01 (F) of the Adams County Shoreland, Wetland and Habitat Protection Ordinance and Section 5-6B.04(F) of the Adams County Comprehensive Zoning Ordinance to allow a deck foundation at 8' to side lot line (ordinances require 10') on property located in Pt. Gov't Lot 4, Section 27, Township 15 North, Range 7 East, Lot 1 of CSM 3448 at 309 Freedom Road, Town of Jackson, Adams County, Wisconsin. Mr. Shaw and his builder, Jason Stroede were both present. Discussion followed. The Board was in agreement noting the steep slopes and the fact that the deck would still be set back further than on adjacent properties. Bob Benkowski made a motion to grant the request as presented. Tom Feller seconded the motion. Roll Call Vote: 4 – Yes. Motion carried. Judith H. Keller – After the Fact Special Exception Permit request under Section 3-3.03 of the Adams County Comprehensive Zoning Ordinance to allow two carports that were constructed without a primary structure present and without permits to remain on property located in the SE ¼, NW ¼, Section 3, Township 18 North, Range 6 East, Tract 40 of Cozy Pines Subdivision at 956 S. Chicago Court, Town of Preston, Adams County, Wisconsin. It was noted that Ms. Keller did not get Township Participation on this matter. Discussion followed. Tom Feller made a motion to table the request so that the petitioner can meet with the Town of Preston. Cathy Croke seconded the motion. All in favor. Motion carried. Ron Carlson & Carlson Inc. – Special Exception Permit request under Section 10-5A.01(K) of the Adams County Shoreland Wetland & Habitat Protection Ordinance to allow a Recreational Vehicle Park on property located in the SW ¼, NE ¼, Section 19, Township 17 North, Range 5 East, Lots 7-12 of Rustic Ridge Estates Subdivision on Blackhawk Street, Town of Quincy, Adams County, Wisconsin. It was noted that the Town of Quincy did not indicate on the Township Participation Form whether or not the request conforms to their Comprehensive Plan. Mr. Carlson presented his plan for multiple campers on existing lots with the notion that the lots could still be sold for residential use. Testimony was taken from adjacent property owners. Discussion was held on other campgrounds in the area, subdivisions and residential properties. It was the consensus of the Board that the request did not meet the criteria for suitability and compatibility for a Special Exception Permit. Bob Benkowski made a motion to not approve the request. Cathy Croke seconded the motion. Roll Call Vote: 4 – Yes. Motion to not approve carried. Peppermill Lake Management District – Variance Permit request under Section 5-6B.04 of the Adams County Comprehensive Zoning Ordinance and Section 3-1.03 of the Adams County Shoreland Wetland & Habitat Protection Ordinance to place an 8' x 9' aeration structure at 56' to the centerline of Fish Court (Ordinance requires 63') on property located in the NW ¼,

BOARD OF ADJUSTMENT
MEETING MINUTES
MAY 8, 2013
PAGE #2

NW ¼, Section 15, Township 15 North, Range 7 East, Outlot 5, 3rd Addition to Peppermill Subdivision, Town of Jackson, Adams County, Wisconsin. William Pegler, President of the Peppermill Lake District explained the request. Discussion was held. Bob Benkowski made a motion to grant the request as presented. Tom Feller seconded the motion. Roll Call Vote: 4 – Yes. Motion carried.

Minutes: Phil McLaughlin presented the Board with the minutes from the April 17, 2013 meeting for their review. Bob Benkowski made a motion to approve the minutes as presented. Cathy Croke seconded the motion. All in favor. Motion carried

Correspondence: None.

The next Board of Adjustment Meeting will be at 9:30 A.M. on June 19, 2013.

Cathy Croke made a motion to adjourn. Tom Feller seconded the motion. All in favor. Motion carried.

ADJOURNED: 11:47 A.M.

Robert Beaver, Vice-Chair

Catherine Croke, Secretary

Tom Feller

Robert Benkowski

Bob Donner (Alternate)

Cathy Allen, Recording Secretary

THESE MINUTES HAVE NOT BEEN APPROVED BY THE BOARD.